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March 19 2007

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CLORGE ADAMS
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Re Post Office Mixed Use Project

Dear Mayor and Members of the City Council

We would like to thank Taylor Andrews of Andrews Urban representing Novare for bringing their 2 block proposed project to the Design Commission for review. As is always the case the earlier we get to see projects the higher the likelihood that our comments can be incorporated. Given the late date of our participation we nevertheless appreciate the applicant's willingness to substantially respond to our suggestions.

Overall our commission supports the dense residential urban character of this proposed project and we feel it is generally in keeping with the goals of the Downtown Design Guidelines. Our support is based largely upon the following:

The design of the project to allow the conversion of 5th Street to a two way street at some point in the future specifically addressing a compliant future mail drop off station.

Willingness of the developer to seriously explore having occupied space whether it be residential commercial or flex space above the ground floor of the parking garage on 6th Street.

Developer will build sidewalks to Great Streets standards and not seek reimbursement from the City.

Willingness to abide by recommendation of Affordable Housing Task Force if the City adopts the proposed ordinance by July 31 2007. Hopefully Council will adopt as drafted the AHTF recommendation by July 31 2007.

Their contribution of at least \$150 000 to Austin Parks Foundation including possible installation of crosswalks across the street to Republic Square.

Their commitment to place screening doors on loading docks.

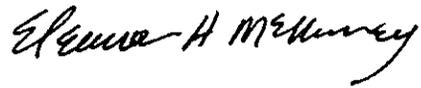
Their commitment to use pavers across driveways to encourage pedestrian priority.

Their commitment to return to the Design Commission upon completion of Schematic Design drawings of Phase II.

The Commission feels it is very important that another presentation take place at the completion of Design Development in order to review the entry plaza and the facade treatment. We ask that a design solution be developed that considers a pedestrian dominant plaza that does not include a hotel drop off in Phase II. The plaza element must be pedestrian friendly at the sidewalk R O W to the greatest extent possible. Additionally because of our concern about the treatment of the garage

and the occupancy of the space above the first floor along 6th Street we would like to see how this aspect of the building design develops. The Design Commission recommends that the developer work with Cap Metro to provide nearby transit.

Sincerely,



Eleanor McKinney, Chair
Austin Design Commission

Cc
Laura Huffman, Assistant City Manager
Greg Guernsey, Director, Neighborhood Planning and Zoning
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